

Ben Glover
North Hertfordshire District Council
Planning Control & Conservation
Council Offices Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Our ref: NE/2026/138957/01
Your ref: 25/03246/DOC

Date: 26 January 2026

Dear Ben,

**Land Opposite Wymondley Grid Station and to the South of Sperberry Hill St
Ippolyts Hertfordshire**

**Details reserved by condition 5 Part 1 (Phase 1 Desk Study) of planning
permission reference 24/02455/FP granted 28.07.2025.**

Thank you for consulting us on the above application on 7 January 2026. We have reviewed the following document as part of this consultation:

- Ayesa. Phase 1 Desk Study. Report No. C57-2338-AYE-ENV-R-001. 12 December 2025. Revision 00

We recommend discharge of Condition 5 Part 1 (Phase 1 Desk Study) as it relates to controlled waters. The above-referenced report satisfies our expectations for a preliminary land contamination risk assessment. We are in agreement with the conclusions and recommendations as they relate to controlled waters.

Pre-Application Advice

Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning advice service. If you wish to request a document review or meeting, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk.

Further information on our charged planning advice service is available at: [Planning and marine licence advice: standard terms for our charges - GOV.UK](#)

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Christian Flavell

creating a better place
for people and wildlife



Planning Advisor

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